

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Malden Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$39,196,780**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
| | | | | | Group | B | Overall |
| | | | PJs in State: | 19 | | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 95.03 % | 98.74 % | 17 | 96.45 % | 34 | 34 | |
| % of Funds Disbursed | 89.09 % | 92.11 % | 17 | 87.93 % | 46 | 46 | |
| Leveraging Ratio for Rental Activities | 5.55 | 7.89 | 1 | 4.73 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 95.06 % | 1 | 83.38 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 78.39 % | 73.98 % | 9 | 70.15 % | 60 | 59 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 77.01 % | 82.03 % | 14 | 80.67 % | 28 | 30 | |
| % of 0-30% AMI Renters to All Renters*** | 41.42 % | 50.63 % | 15 | 45.30 % | 42 | 42 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 97.38 % | 1 | 95.32 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 12 / 19 | Nationally: | 72 | 72 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$35,301 | \$26,930 | | \$26,635 | 635 Units | 46.70 % | |
| Homebuyer Unit | \$20,402 | \$16,153 | | \$14,938 | 472 Units | 34.70 % | |
| Homeowner-Rehab Unit | \$24,217 | \$15,040 | | \$20,675 | 253 Units | 18.60 % | |
| TBRA Unit | \$0 | \$3,906 | | \$3,216 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$199,976 | \$119,761 | \$28,995 |
| State:* | \$147,860 | \$102,418 | \$22,885 |
| National:** | \$95,185 | \$74,993 | \$23,434 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 61.1 | 38.2 | 85.2 | 0.0 |
| Black/African American: | 6.5 | 8.1 | 5.6 | 0.0 |
| Asian: | 2.5 | 5.1 | 1.2 | 0.0 |
| American Indian/Alaska Native: | 0.8 | 0.6 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.4 | 0.0 |
| Black/African American and White: | 0.3 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.3 | 1.7 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.4 | 2.5 | 1.2 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 27.1 | 43.7 | 6.4 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 48.7 | 20.6 | 36.4 | 0.0 |
| 2 Persons: | 19.7 | 24.0 | 30.4 | 0.0 |
| 3 Persons: | 14.3 | 19.3 | 11.6 | 0.0 |
| 4 Persons: | 10.4 | 21.0 | 15.6 | 0.0 |
| 5 Persons: | 5.2 | 10.4 | 3.2 | 0.0 |
| 6 Persons: | 1.4 | 3.0 | 2.0 | 0.0 |
| 7 Persons: | 0.2 | 1.1 | 0.8 | 0.0 |
| 8 or more Persons: | 0.2 | 0.6 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 30.2 | 29.9 | 23.2 | 0.0 |
| Elderly: | 26.6 | 1.3 | 30.4 | 0.0 |
| Related/Single Parent: | 25.8 | 18.0 | 15.2 | 0.0 |
| Related/Two Parent: | 15.0 | 43.5 | 23.2 | 0.0 |
| Other: | 2.4 | 5.5 | 8.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 24.9 | 0.2 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 3.9 | |
| No Assistance: | 71.2 | |

of Section 504 Compliant Units / Completed Units Since 2001 78

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 72
 (Percentile)
 State Rank: 12 / 19 PJs Overall Rank: 72
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 76.20% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 50.90% | 78.39 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 77.01 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.88% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.550 | 1.6 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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